

March 14, 2001

**TO:** Mayor and City Council

**FROM:** Scott Norris, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Meeting, March 13, 2001

**The following item is scheduled for the March 20, 2001, City Council Meeting**

**Final Plat / Revised**

**Conveyance Plat & Site Plan:** EZ Storage, Block A, Lots 1-5

**Applicant(s):** Frisco EZ Storage LLC and Myers & Company, Inc.

**DESCRIPTION:**

A self-storage/mini-warehouse facility on five lots on 11.0+ acres on the southwest corner of Stonebrook Parkway and Woodstream Drive. Zoned Commercial-1 with Specific Use Permit-102 for a Self-Storage/Mini-Warehouse. Neighborhood #23.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**The Planning and Zoning Commission based this recommendation on the health, safety and general welfare of the City.**

**RECOMMENDATION:**

Recommended for approval subject to:

Site Plan

1. Relocating the driveway extending to Stonebrook Parkway east to a location which will have direct access to a median opening which will meet City median opening and driveway spacing standards, and which will not require an offsite visibility, access and maintenance (VAM) easement.
2. Staff approval of the landscape plan.
3. Submission of building plans consistent with the conceptual building elevations approved by the City Council with their approval of the Specific Use Permit.

Final Plat and Revised Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

DM/sg

cc: Warren Ladbrook 972-335-3779  
John Meyers 228-872-2857  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.: 3H****Final Plat / Revised Conveyance Plat****& Site Plan:** EZ Storage, Block A, Lots 1-5**Applicant(s):** Frisco EZ Storage LLC and Myers & Company, Inc.**Description:**

A self-storage/mini-warehouse facility on five lots on 11.0± acres on the southwest corner of Stonebrook Parkway and Woodstream Drive. Zoned Commercial-1 with Specific Use Permit-102 for a Self-Storage/Mini-Warehouse. Neighborhood #23.

**Remarks:**

The site plan shows a self-storage/mini-warehouse facility consisting of an office and five storage buildings totaling 115,650 square feet on Lot 2. The site plan conforms to the approved preliminary site plan. Access is provided from Stonebrook Parkway and Woodstream Drive. Parking is adequate. The landscape plan conforms to the conceptual landscape plan approved by the City Council with their approval of the Specific Use Permit. The frontage of the property will be landscaped from Woodstream Drive west to the Stewart Creek Apartments. The applicant is also honoring the conceptual facade plan approved by the City Council with their approval of the Specific Use Permit.

The final plat and revised conveyance plat dedicates fire lane, access, utility, water, hike and bike trail, street, drainage and detention, and visibility, access, and maintenance (VAM) easements necessary for development of the self-storage/mini-warehouse facility. The plat also dedicates right-of-way for Woodstream Drive and creates four conveyance lots (Lots 1, 3, 4, and 5) for future development.

**CONCERNS:**

The driveway extending from Stonebrook Parkway into the self-storage/mini-warehouse facility generates a visibility, access, and maintenance (VAM) easement. A VAM easement is an easement dedicated to provide drivers a clear line of sight when entering on to a thoroughfare. Buildings, fences, shrubs, trees, or other improvements or vegetation which impede visibility may not be located in a VAM easement. The dimension of a VAM easement is determined by the speed limit of the associated thoroughfare. Due to the speed limit and curvature of Stonebrook Parkway and the proximity of the driveway to the adjacent property, the VAM easement generated by EZ Storage extends off-site. The off-site portion of the VAM easement contains a six-foot wrought iron fence which encloses the Stewart Creek Apartments.

During the zoning process, the applicant stated that they would meet with the owner of the Stewart Creek Apartments to discuss the

acquisition of the off-site VAM easement and relocation of the fence outside of the VAM easement. The applicant has represented that the adjacent property owner is unwilling to dedicate the VAM easement and to relocate the fence. The obstruction of the VAM easement will likely create visibility problems for those drivers leaving EZ Storage. Also during the zoning process, shifting the driveway slightly to the east was discussed. Should the entrance to EZ Storage be moved further east, direct access from the median opening serving Oakbrook Drive would be eliminated. This scenario was discouraged, because EZ Storage patrons traveling westbound on Stonebrook Parkway would likely perform U-turns through this median opening to access EZ Storage. U-turns are undesirable and dangerous traffic maneuvers.

The potential problems associated with impaired visibility present a concern. Staff has shared their concerns with the applicant. Although the applicant wishes to provide access to the site as illustrated on the approved preliminary site plan, but without the VAM easement; the applicant is not willing to release the City from any liability associated with the impaired visibility. Therefore, staff suggests that the City could close the driveway should complaints be generated due to the impaired visibility. Access to Stonebrook Parkway would then need to be provided by cross access easements extending from adjacent properties. In accordance with the approved concept plan, access to a median opening across from Lot 4 could also be provided. Staff recommends that notes be added to the site plan regarding closure of the driveway, construction of a fire lane and access easement from Lot 2 to Lot 4, and construction of a median opening across from Lot 4 upon direction by the City. This scenario eliminates the need for an off-site VAM easement while still providing access to a median opening. Although, access could be provided to the site in this manner initially, the applicant is not interested in exploring this alternative and wishes to provide access to the site as shown on the approved preliminary site plan.

#### **RECOMMENDATION:**

Recommended for approval subject to:

##### Site Plan

1. Addition of a note to the site plan regarding closure of the driveway extending to Stonebrook Parkway, construction of an fire lane and access easement from Lot 2 to Lot 4, and construction of a median opening across from Lot 4 upon direction by the City.
2. Staff approval of the landscape plan.
3. Submission of building plans consistent with the conceptual building elevations approved by the City Council with their approval of the Specific Use Permit.

##### Final Plat and Revised Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.